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Information  
for Kansas immigrants  
by Thomas H. Webb.



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*Gift of the Author.*  
*30 April, 1855.*

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INFORMATION

FOR

KANZAS IMMIGRANTS:

PREPARED BY

THOMAS. H. WEBB,

SECRETARY OF THE NEW ENGLAND EMIGRANT AID CO

THIRD EDITION.

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1855.

*Boston Athenaeum*

Office of the New England Emigrant Aid Company,  
No. 3 Winter Street,

HEAD OF THE SECOND FLIGHT OF STAIRS, ON THE LEFT.

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ELECTED MARCH 5th, 1855.

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THOMAS H. WEBB, M. D.

*Secretary New England Emigrant Aid Company.*

BOSTON, MASS.

OFFICE OF THE N. E. EMIGRANT AID CO., }  
 No. 3 Winter Street, Boston. }

In answer to the numerous inquiries respecting Kansas, daily addressed to the Secretary both by letter and in person, the following circular has been prepared, which contains as concise and definite replies as can conveniently be furnished at short notice. It is scarcely necessary to say that no methodic arrangement has been attempted. I would premise that—

*The Company has not endeavored, neither does it now endeavor, to entice people to go to Kansas.*— Its course has been, and still is, to collect the best and most reliable information relative to the Territory, and furnish the same to those desiring it. Each individual having received, and duly weighed the information, must then decide for himself, whether or not it is advisable to immigrate. If the decision be to go, the Company will do all in its power to speed him on his destined way, and afford him such facilities in locating as it may from time to time be enabled to do. The principal advantages to be derived through the Company are, diminution in the rates of fare, — protection, as far as possible, from the imposition practised on the unwary by runners, speculators, and others, — advice through agents in Kansas relative to selecting suitable sites for settlements, and (what we deem the paramount advantage,) the opportunity of forming communities at once, and thus, early enjoying, all the benefits resulting from association, instead of locating, as is usually the case, at wide-spread distances, and in consequence generations passing by, before any of the benefits and privileges of settlements can be realized. *Beyond extending these facilities, the Company does not pledge itself;* though, if its appeal to the public be satis-



factorily responded to, it will do whatever may be in its power, in the way of improvements, to promote the welfare, and advance the prosperity of such settlements as originate under its auspices.

**TIME OF DEPARTURE.**—The first regular Spring Party, numbering about 200 individuals, left Boston for Kansas, on the afternoon of Tuesday, March 13th. The second Party took its departure on the 20th inst., and hereafter, one will leave at least weekly, for the present, on Tuesday.

**FARE.** — The passage fare for each adult, from here to to Kansas City,\* Mo., will be thirty-seven dollars, until the Summer arrangement of railroads and steamboats is made, after which it will be somewhat less; for children between the ages of 14 and 5 years, half-price; under 5 years, passage free; over 14 years full price. *Tickets must be procured at this Office, or through some authorized Agent of the Company.*

**MEALS AND LODGING.** — These from St. Louis to Kansas City are included in the price above stated; but both are *extra charges prior to reaching St. Louis.*†

The Parties will spend the first night at Albany if the Western route,—at Rutland, if the Fitchburg route,—is taken; lodging and breakfast 75 cts. Subsequently, accidents excepted, the journey will be continued uninterruptedly to St. Louis, unless a Sunday intervenes.

The first Parties will necessarily go the whole distance to Alton by railroad. As soon as the Lake Erie navigation re-opens that route will be preferred, as it will afford an opportunity for a second night's rest.

\* Kansas City is near the border of the Territory, at the mouth of the Kansas river. Here parties disembark, and make the necessary arrangements for going at *their own expense*, to that section of Kansas Territory, where, by the advice of the Co's Agents, or their own choice, they decide to locate.

† On this part of the route, regular meals as at Hotels, cannot be had, and should not be expected; as on all other railroad routes, at way stations, persons have an opportunity of taking a lunch, or of purchasing various articles of food; so that the cost need not average more than 20 cents the meal, and the whole expense to St. Louis ought not to exceed \$5.00. Persons having families with them can materially lessen their expenses, by taking along in a tin can, a boiled ham, or some corned beef, crackers and cheese, &c.



AMOUNT OF BAGGAGE. — Each whole ticket entitles the holder to carry 100 lbs. of baggage; half-price ticket 50 lbs. All excess will be charged at the rate of about \$3.00 per 100 lbs. If sent as freight, the charge will be from here to St. Louis \$2.50 per 100 lbs. In either case, from St. Louis to Kansas City the cost will vary from  $\frac{1}{4}$  of a cent to  $2\frac{1}{2}$  cents the pound, according to the season of the year, and the competition prevailing.

PACKING AND DIRECTING. — All baggage should be packed in trunks, chests, or very moderate size well made boxes, with strong handles; in *no case* should large boxes, barrels, or *ricketty* packages of any kind be used. The owner's name and place of destination should be conspicuously marked on his baggage; and in addition, the following, *in large letters* — KANZAS PARTY'S BAGGAGE.

CHECKS FOR BAGGAGE. — Those who join the Parties at Boston, Worcester, Springfield, or other places where the baggage is checked, must be sure to have it attended to, and to receive the duplicate or counter check from the Baggage Master.

CHANGE OF BAGGAGE. — Whenever, on the route, a change of baggage is to take place, each individual should, for the greater security, *personally see* that his own is carried with the rest to the railroad or boat, as the case may be. *If mislaid, prompt notice should be given to the Agent having charge of the Party*, that he may at once notify the Conductor, or other suitable Railroad or Steamboat Officer.

FREIGHT. — When freight is to be sent, the owner or his agent should obtain from the Transportation or Forwarding Agent at Boston, a receipt in duplicate for its safe delivery at St. Louis. On the owner's arrival at St. Louis, if in advance of the freight, he should leave one of the receipts with the Company's Agent, Mr. B. Slater, 27 Levee, who will take charge of shipping it to Kansas City. *The owner should not pay*

*freightage until the goods are delivered to him or his order, at Kansas City.*

The packages, if to be sent by the *Michigan Central* or *Great Western Railroad* route, should be

marked	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <i>W. &amp; C.</i>  <i>R. R.</i>  <i>Boston.</i> </div>	[Owner's name here.]
		Kansas City.
		Care of C. & M. R. R.
		Chicago.

'To the care of

B. Slater, 27 Levee, St. Louis.

If the *Lake Shore Railroad* be preferred, substitute (in the square) the following, viz :

*Lake Shore Route.*

*Time Contract.*

Packages, marked as above, can be forwarded from the Freight Depot of the Western Railroad, Lincoln Street. If forwarded from the Fitchburg Freight Depot, substitute in the square, N. for W., or prefix *American to Lake Shore Route.\**

All articles not immediately wanted, had better, for economy's sake, be sent as freight. The charge per 100 lbs. from Boston to St. Louis, will be about \$2.50; average time 18 days.

**SHIPPING FREIGHT.**—It will be still more economical, and far better, where the quantity of freight is large, to ship it to New Orleans, and thence send it by steamer to St. Louis. In this case, mark as before, with *name and destination*; and in addition, *Care of E. M. DALY & Co., NEW ORLEANS, to be forwarded to B. Slater, 27 Levee, St. Louis.* Such freight left with Messrs. Allen & Welch, No. 129 State Street, Boston, will be duly shipped. Freight to New Or-

\* Stencil Plates with these directions will be found at the above named Depots.

leans, 5 to 6 cents per cubic foot ; \$2 to \$3 per ton ; barrels, capable of holding 150 lbs., 25 to 30 cents each. Cost from New Orleans to St. Louis about 50 cents the 100 lbs. Time, usually 20 days to New Orleans, and about the same thence to St. Louis. Insurance the whole distance,  $2\frac{1}{2}$  per cent.

NO PLEDGE REQUIRED.—The emigrants come under no written obligation or pledge to the Company ; they leave here free agents and it is hoped they will continue so to be. Still, knowing that the *great object is to secure freedom for all*, it is presumed that no one will be so dishonest as to avail of the advantages and privileges that may be secured through the Company's means, and then war against its principles.

Neither is it necessary for an individual who purposes removing to Kansas, to become a member of the Company, in order to join one of its Parties. Unless such an one has ample means, instead of subscribing for stock, let him husband his means, in order to make them as available as possible after he arrives at his new abode.

WHAT TO TAKE, AND WHERE TO BUY.—Most articles not owned, had better not be purchased prior to reaching St. Louis or Kansas City. Good clothing, suited for service, not show, such as is adapted for this section of the Country ; also bedding, (not beds, on account of their bulk,) and perhaps some choice articles of furniture, had better be sent along ; but most of the necessities for house-keeping, also agricultural implements, &c., can be obtained on reasonable terms at the places above designated. Mechanics, who will require their tools immediately, had better take them along at baggage prices ; time being to them money, they will save by this course.

CATTLE.—The price of good working cattle, horses, cows, &c., is nearly the same in Kansas and its vicinity as in New England. During the last month (Jan.) the price of cows ranged from \$12 to \$25 ; oxen per yoke, from \$50 to \$75 ; horses from \$75 to \$100 each ; common sheep from \$1 to \$1.50 each.

**CONSULT COMPANY'S AGENTS.**—In regard to these and other purchases, as well as for information about the Territory, desirable places for settlement, &c., Parties on their arrival at Kansas City are recommended to consult Samuel C. Pomeroy, Esq., one of the Company's Agents, who will at all times, cheerfully and promptly furnish reliable information, and conscientiously advise them how, in his judgment, they are most likely to advance their own interests, and aid in accomplishing the prime object had in view by the Company. Dr. Charles Robinson and Charles H. Branscomb, Esq., both active, highly efficient, and perfectly reliable Agents, will counsel and advise all who apply to them; and any other Agents, who may be from time to time employed, will be instructed to offer every facility that consistently can be done, to all who migrate under the Company's auspices.

**MEANS.**—As regards the amount of means requisite to make a person "comfortable," people will vary in their estimate, according to their ideas of what constitutes *comfort*. With a hundred dollars clear of expenses, wherewith to commence territorial life, a person of good moral habits, and reasonable and moderate desires, should be able always to keep above want, whatever pursuit or avocation he may follow, whether that of a farmer, mechanic, or laborer; provided he is blessed with ordinary health, and proves active, energetic, and industrious.

**LAND, HOW ACQUIRED.**—The land is to be purchased of the United States, at \$1,25 per acre; 160 acres and no more can be taken, and this only by an actual settler in person; the individual must be a citizen of the United States, or have filed his declaration of intention to become such, and either be the head of a family, or a widow, or a single man, over the age of 21 years. Payment may be made at any time after the Government Survey, but need not be until immediately prior to the commencement of the public sale in that district; the money cannot be paid portions at a time; locations may be made any where, save on the Government, or Indian reserves, or on certain tracts which, by



Law, are exempted from the operations of the Preemption Act ; the person must be an inhabitant of the tract and, in person, have made a settlement, and erected a dwelling thereon ; within three months after it has been surveyed by the United States, it must be duly entered at the Registry Office of the District within which it is located.

To quiet the fears of those who apprehend that *all* of the desirable portions of the Territory have been, or in a few weeks will be, secured, it may be sufficient to say that there are millions of acres from which farm lots may now be selected, and that *the quantity of land open to preemption is sufficient to accommodate seventy-five thousand families, embracing half a million of individuals.* Although, therefore, the farm lots in the immediate vicinity of, perhaps for miles around Lawrence, may be, and probably are, ere this, secured, there is a plenty of as good ones awaiting new comers. Let them found other New England or rather Liberty settlements, of a similar character. To effect this requires neither magic nor supernatural power ; New England energy, industry, and perseverance, seconded by the efforts of true sons of Liberty, who went forth from various sections of the Union brought the one, and can bring others into existence. Various sites for such settlements have been selected, and on application will be designated by the Company's Agents.

WOOD AND TIMBER.—There is not an extreme scarcity, and there is far from an over-abundance of wood ; sufficient can be procured on reasonable terms for all ordinary purposes. The advantage resulting from the limited supply is far greater than the disadvantage ; for the consequence is a freedom from roots and stumps, the frequent occurrence of which, in many sections of our Country, proves a serious inconvenience to the Agriculturist, and requires for removal an expenditure of much time, money, and labor, in order to place the ground in an arable condition. The Law of Compensation

tion is here found admirably exemplified ; for the under-supply of wood for fuel is more than made good by the vast coal deposits known to exist in the Territory—the under-supply of timber for building purposes is made good by the abundance of lime and clay—the deficiency of fencing stuff by suitable material for walls ; and in a few years by cultivating the Osage Orange, which will grow luxuriantly, hedges will supersede the necessity of any other means for forming inclosures. Though timber, to a person from a lumber region, would seem scarce, the scarcity is not one that will necessarily be constantly on the increase, as settlements multiply, and the lands are reclaimed from their present state ; inasmuch as the limited growth arises, not from uncongeniality of climate, unsuitableness of soil, or absence of seed, but from the frequent prevalence, year after year, of vast prairie fires that sweep every thing before them, and thus stint, or entirely prevent the growth of tree or shrub. Arrest the fires, and woodlands will soon abound. Small, however, as the proportion of woodland is now said to be, one of the Company's Agents, a few months since, contracted for 600 cords of standing wood at 25 cents per cord, and 600 logs of timber at 50 cents per log, the logs averaging half a thousand each. About half of the quantity is now cut, and yet there is no perceptible diminution or thinning out of trees. The principal varieties of wood are bass or linwood, cottonwood, hickory, oak, black walnut, ash, sycamore, hackberry, &c.

**WEATHER.**—There has been no necessary suffering the past or present season, from inclemency of the weather at Lawrence. The Governor states that, the last of December a fire was unnecessary ; and a resident at the Company's Settlement writes that "on the 27th of December, mechanics and others were comfortably at work in the open air without their coats, whilst the few idlers were basking in the sun like snakes in June." There has not been, however, an entire freedom from cold and stormy weather. Up to the close



of the year, there had occurred but one fall of snow, which was to the depth of two inches, and disappeared within three days; in January only five inches of snow fell.

A gentleman, who has resided at one of the Missions for fifteen years, says the greatest depth of snow at any one time during that long period was six inches.

The past season there was no frost in the ground before the close of December; frost generally disappears by the beginning of March.

The annual fall of rain is under thirty inches. The rainy season usually commences in March and continues about two months; during which the roads are somewhat heavy, and travelling tedious. Few days, however, pass by without the sun showing itself.

According to Thermometrical Tables carefully kept at Lawrence by Dr. H. Clark,\* the average temperature in November, at sunrise, was  $29^{\circ}$  F.; at 1 o'clock, P. M.,  $49\frac{1}{2}^{\circ}$ ; and at  $\frac{1}{4}$  of an hour past sunset  $44\frac{1}{3}^{\circ}$ . The average in December, at the same periods were,  $25\frac{1}{4}^{\circ}$ ,  $49^{\circ}$ , and  $42^{\circ}$ ; and in January,  $23^{\circ}$ ,  $39^{\circ}$ , and  $32\frac{1}{2}^{\circ}$ .

The *Kansas Herald of Freedom* under date of Feb. 10th, says, "but once has the mercury gone down to zero; and by those long on the ground we are assured that this is an uncommon occurrence; while the mean of all the observations will average only at the freezing point. Where we would ask, could a more delightful winter temperature be found? None who have designed to make Kansas their homes need be deterred from coming from any fear in respect to extreme cold. When the time shall arrive that we shall be surrounded with the comforts and conveniences of the older States, such a thing as discomfort on this account will be unknown."

PROVISIONS.—There has been no deficiency of these; for in Lawrence, as elsewhere, the demand has created

\* We trust that Dr. Clark will continue his highly interesting and valuable meteorological observations.

a supply, by prompting those residing on the borders of the Territory to bring of their abundance to the Settlement; and the competition has been sufficient to keep prices reasonable. This undoubtedly will hold true at other settlements.

After the first year, the settlements will not only supply themselves, but have a surplus to dispose of.

A market for all such surplus may, for years to come, be found near at hand, inasmuch as thousands are passing through that region every year along the California, Santa Fe, and Great Salt Lake City routes, all of whom require more or less supplies; besides, the Missouri and Mississippi Rivers, and soon a line of railroads, will afford facilities for reaching other markets.

PRICES CURRENT.—As inquiries are constantly being made respecting the cost of various articles, the following Prices Current are presented, showing the state of the market at the Company's first settlement, and at Kansas City, Mo., at this time:

#### PRICES CURRENT.

LAWRENCE, February 10, 1855.

CORN—\$1 50 per bushel : corn meal \$1 50 per 50 lbs.

BEANS—\$3 75 per bushel.

FLOUR—In sacks, \$4 a \$4 50 per hundred ; superfine, \$5 50.

GREEN APPLES—\$2 per bushel : dried, \$1 50 a \$2 50.

DRIED PEACHES—\$2 a \$2 25 per bushel.

BUTTER—Fresh, 30 c. ; very scarce.

BEEF—5 a 7c. per lb.

PORK—In bulk, \$6 a 6 50 per hundred.

HAMS—Smoked, 13c. ; bacon, 10c. ; prime pickled pork, 10c.

LARD—12½c. per lb.

TALLOW—12½c. per lb.

CHEESE—20 a 25c per lb. ; scarce.

EGGS—20c per doz. None in market.

SALT—Coarse and table, \$1 50 per bushel.

SUGAR—New Orleans, 7 a 8c ; crushed, 14c. ; white, 10c.

MOLASSES—Sugar house, 50c. ; golden syrup, 75 a 80c. ; syrup, 60c.

RICE—12½c. per lb.

CRACKERS—10, 12 a 15c per lb.

CODFISH—12½c per lb.

COFFEE—14 a 16⅔c. per lb.

TEA—Black, 40 *a* 60c. per lb. ; green, 60 *a* \$1 25.  
 TOBACCO—25 *a* 50c. per lb.  
 SALERATUS—10c per lb.  
 BAR SOAP—8 *a* 10c per lb.  
 COARSE BOOTS—\$2 75, \$3 *a* \$3 25 per pair.  
 BLANKETS—\$2 *a* \$14.  
 BUFFALO ROBES—\$3 *a* \$8.  
 CALICOES—10 *a* 20c. pr yd.  
 DE LAINES—35 *a* 50c per yd.  
 SHEETINGS—coarse, 11c. ; domestic, 9 *a* 10c. ; bleached, 10 *a* 15c.  
 LAMP OIL—\$1 25 per gall.  
 BURNING FLUID—\$1 25 per gall.  
 IRON—Bar, 9c. ; round and square, 10 *a* 11c. ; nail rod, 12½c.  
 NAILS—\$7 75 *a* 8 per hundred.  
 HIDES—Dried, 6c. ; green, 3c.  
 HAY—\$15 per ton.  
 LUMBER—\$15 *a* 20 per thousand feet.  
 HARD WOOD—\$2 per cord.  
 SHOT—10c. per lb. ; lead, 10c. ; powder, 35 *o* 50.  
 WINDOW SASH—8 *a* 10c. per light.

## KANZAS WHOLESALE MARKET.

KANZAS CITY, Mo., Feb. 3, 1855.

SUGAR—N. O., from fair to prime, 6½ *a* 7½c. ; Belcher's refined, 7½ *a* 8c. ; crushed and powdered, 11 *a* 11½c. per lb.

COFFEE—Choice Rio, 14c. ; Laguayra, 13c. ; Java, 15 *a* 16c. per lb.

MOLASSES—Sugar-house, 50 to 60c. ; New Orleans, 35 *a* 40c. ; golden syrup, 60 *a* 65c. per gall.

TEA—Imperial, from 45 to 80c. ; young hyson, from 55 to 80c. per lb.

FISH—Mackerel, No. 1, per bbl., \$18 ; half bbl., \$12 ; No. 2, per bbl., \$15 ; half bbl., \$10 ; kits, \$3 50 *a* \$4.

NAVAL STORES—Rosin and pitch, \$6 ; tar none.

SALT—G. A., \$4 25 ; L. B., \$4 50 per sack.

LOUR—Choice brands retail from store at \$4 25 *a* \$4 50 per 100 lbs. ; a moderate reduction made on large sales ; fine, \$3 50 *a* \$3 75 per 100 lbs. nominal.

BACON AND LARD—Sugar-cured hams, none ; clear sides, dull at 7 *a* 8c. ; lard, 8c. per lb.

WHEAT—Fair to good, \$1 15 ; prime red and white, \$1 25 per bushel.

GRAIN—Corn in sacks, 85c. ; in the ear, 80c. ; oats, 50c. per bush. unsettled.

CORN MEAL—90 c. per bushel.

CANDY AND RAISINS—Candy, \$3 75 ; raisins, \$4 50 per box ; figs, 20c. per lb.

LEAD—Bar, 9c. per lb. ; no pig in market;

DRIED FRUIT—Peaches, old crop, dull at \$1 00 ; good, \$2 00. Apples in demand and scarce at \$1 25 per bushel.

CASTINGS AND NAILS—Castings, 6c. ; nails, 7 a 7½c. per lb.

OILS AND PAINTS—Linseed oil, \$1 25 ; tanner's, \$1 50 ; lard, \$1 per gall. White lead, pure, \$3 ; not, \$2 75 per keg.

SOAP AND CANDLES—Palm soap, 7c. ; Castile, 20c. ; star candles, 27c. ; tallow, 13c. per lb.

TALLOW AND BEESWAX—Tallow, 10c. ; beeswax, 18c. per lb.

HIDES—Dry flint, 7 a 71-2 c. ; salted, 5c, per lb.

POTATOES AND ONIONS—Irish potatoes, \$1 50 ; sweet, \$2 ; onions in demand at \$1 25 per bushel.

BUTTER AND EGGS—Choice butter, 25c. per lb. ; eggs scarce at 25c. per dozen.

BEEF AND PORK—Beef, 6 a 7c. ; Pork, 6 a 7c. per lb.

BUFFALO ROBES—No sales reported.

MODES OF CONVEYANCE.—Vehicles are almost daily passing between Kansas City, Lawrence, and Topeka, by which means those who intend settling in the vicinity of said towns will be conveyed there, for about two dollars the passage. Persons and Parties destined for other sections of the Territory may engage conveyances at Kansas City ; or will probably adopt the course pursued by some who have preceded them ; viz. those who intend to be Farmers will purchase their teams, and thus afford means for taking along the baggage of all their associates. In the course of the season one or more steamboats and flat boats, constructed for the purpose, will ply on the Kansas river, ascending 150 miles or more, according to the stage of the water, and the encouragement extended to the enterprise.

ACCOMMODATIONS IN THE TERRITORY. — Receiving houses are or will be established at *a few places* in the Territory, (as Lawrence and Topeka,) unless, as now appears probable, the necessity for them is superseded by the opening of boarding-houses. Not, however, being constructed on a locomotive principle, settlers must *not be so unreasonable as to expect to meet with them every where throughout that vast region* ; neither are they necessary, (however convenient,) inasmuch as all who go out this Spring and Summer, will, if indus-



trious, have ample time to provide themselves with shelter, prior to the ensuing winter. The quickest, cheapest, and most comfortable way of securing shelter at the onset, is to take along tents. These should be procured on the way out, at St. Louis. One of sufficient size to lodge four or five individuals may be had for \$8 or \$10.\*

FAMILIES.—Whether or not to take one's family along, or go ahead and prepare the way for it, depends on many circumstances, varying greatly in different cases, a knowledge of which is essential, satisfactorily to decide the question. Where the wife is feeble, has an infant, or several young children, or from any cause cannot lend a helping hand, *she had better remain behind, until the new home is provided for her*; or, if taken along, she had better be boarded at the nearest convenient place to the spot selected for a location. If, on the other hand, the woman is the man, or is in truth a *helpmate, and can cheerfully submit to roughing it for a while*, if the children be of an age and character suited to prove serviceable, *let them be taken along*. If families remain back, it will be unnecessary to return for them, as there will always be some one going out under whose charge they can be placed.

BOARD.—This can be obtained at Kansas City and Parkville, Mo., at Lawrence and Topeka, K. T., and perhaps at some of the Missions, for about \$2.50 to \$3.00 per week.

EMPLOYMENT.—*Work is not guaranteed by the Company to any one*; but wherever settlements already are, or hereafter may be started, *good mechanics will find employment at remunerative prices*; particularly carpenters, masons, blacksmiths, harness-makers, brick-makers, &c. Gov. Reeder says—

“This is a most lovely and promising country. There is no finer under the sun, and next summer it will be a rich harvest for all kind of building mechanics and laborers. Last season stone masons and carpenters got \$2.25 and \$2.50 a day, laborers \$1.25 and \$1.50.

\* See further on p. 17.

A legion of them will be needed early in the spring and all summer. If you have any to spare send them along. We shall pay out in the Territory near a million of dollars in building, and a man can be earning the highest wages and getting a good farm at \$1.25 per acre at the same time. The Government alone will spend \$100,000 or \$150,000 in stone buildings, at Fort Riley. The stone mason, carpenter, brickmaker, bricklayer, plasterer, laborer, limeburner, &c., can lay the foundation of a fortune here the first year. Send them on, I know they will not repent it. We have as yet had nothing I would call winter, and I doubt if it will be any colder. Spring opens about the 1st of March, and mechanics, &c., should be here at that time. There are some twenty towns laid out, the greater part of which must be built up, to say nothing of farm houses, &c."

As already suggested, the Company *advises no one, entirely destitute of means, to go out, at this early period*; individuals who can command the requisite funds, (which indeed are but small,) to sustain them the first year, in other words until a crop is raised, or employment is sure, can go in perfect safety, and unquestionably *should* better their condition by going; others *may* find sufficient work to supply means, but it is premature for a very large number of such to go, although thus far the supply of laborers has not kept pace with the demand; men of determined energy, great self-reliance, industrious and temperate habits, who are not easily disheartened, and whose indomitable perseverance will enable them to surmount such obstacles as the settlers of new regions will be obliged to encounter, though less perhaps in Kansas than in most unreclaimed regions, such need not hesitate to immigrate, though dependent solely on their hands and daily exertions for a livelihood; all others, who are thus destitute, should "bide their time."

CLIMATE.—Professional men pronounce the climate a remarkably healthy one, admirably adapted to those having a tendency to diseases of the lungs. It is in a great measure free from that pest of many Western places, intermittents, or fever and ague; (chills and fever, as popularly termed;) cases can and do occur there, mainly, however, from imprudence; and probably will be met with to some extent, on the first break-



ing up of the lands; but such is the character of the country, and consequent deficiency of exciting material, it can never become a prevalent or permanent disease.

"The only objection we have found to the climate of Kansas, thus far," (says the Herald of Freedom,) "is the heavy winds, which usually blow from one to three days at a time over the prairies, making it rather disagreeable to be exposed out of doors. We think the wind and storms are not more violent than in Western Pennsylvania and Eastern Ohio."

**COST OF BUILDING.**—This of course must vary according to the material used, the size, style, &c. The main aim at first, when so many important matters will require attention, should be to put up a cheap, temporary shelter. A tent costing \$8 or \$10, will accommodate, tolerably well, five or six persons; a *sod* cabin, (Lawrence style of architecture,) which will make a comfortable dwelling in winter, even, may be constructed in a couple of days or less, at an expense of eight to twelve dollars. The mode of building these, is thus described in the Kansas Herald of Freedom: "Select a spot where good sod can be obtained easily; with an axe cut the turf into blocks two feet square; insert a spade under the surface about five inches, lift the sod, and place it as you would a stone in building fences. When the walls are sufficiently high, lay on the rafters in the usual form; then lay sticks across from one rafter to another, about twelve inches apart; on top of these throw some hay, and on the hay lay the sods. Cut in a door and window, and a stove will make a comfortable home for the winter."

**TIME OF COMMENCING FARM WORK, COST, KIND, AND VALUE OF CROPS, &c.**—On these points, we avail of information furnished for publication by an individual bitterly and uncompromisingly opposed to the present New England movement, and who has exerted himself to throw all the impediments and discouragements possible in the way of those who contemplate emigrating from the Free States; when such a person is compelled to make so flattering statements as the sub-

joined, there is no necessity for our friends offering any *extra inducements* to freemen to become citizens of Kansas. It may be well to premise that the cost of hiring Prairie land broken up, will be about three dollars per acre; and we understand that individuals, suitably prepared, and acquainted with the business, purpose pursuing it as a vocation; so that what Gen. Stringfellow deems an insuperable difficulty in the way of New England and Western Farmers, can easily be obviated; and where no one can be hired, resort will be had to a very common practice, of which he seems ignorant, of doubling, or trebling teams, and thus mutually aiding one another. He says, —

“The greatest difficulty is in the command of the requisite labor—the hands and team necessary to break and enclose the land. To one who has this, it is far easier and cheaper to make a farm of one hundred acres or more, in the prairie than in the timber. Indeed, in Missouri it is deemed better and cheaper in the end to make a farm of three hundred acres in the prairie and to haul the rails ten miles than to clear timbered land.

The plough used will turn over from twenty to twenty-six inches, and one team will break from two to two and a half acres per day. The cattle require no other feed, but will keep fat on the grass while at work. The proper season for breaking prairie is from the first of May to the middle of July; up to which time corn can be planted. The corn is dropped in the furrow, by a boy who can sit on the plough, and is covered by the plough. It will usually mature and make good corn if planted as early as the 1st of June. That planted later will make good stock feed.

Prairie may be broken as late as the middle of August, and will, if sown, yield a wheat crop equal to any that can be afterwards grown on the ground.

To one who has stock to feed, the crop of corn on the sod is always worth the cost of breaking; and will, in a good season, pay for breaking and enclosing.

In the second year, the farm is in perfect condition! There are no stumps, but the sod is rotted, and your field clear of weeds and grass, is light and mellow as an ash-bank. In the prairie, too, a hand can cultivate one-third more than in the timber.

I ought here to say that both in Missouri and Kansas the winters are all always dry, and with but little snow, and hence hands are able to work during the entire winter.”

As regards yield of crops, the same writer makes the following statement, to show the great profit of *slave* labor; and we will not insult the good sense of

our friends, by doubting for a moment that a *freeman* can accomplish as *much* as a *bondman*. He says, —

“Lying in the same latitude, immediately west, and along side of Missouri, the soil and climate of Kansas cannot differ materially from those of Missouri. I am inclined to believe that Kansas will prove even healthier than Missouri, there being less low marshy land in Kansas.

\* \* Before leaving home, I procured from intelligent farmers in Platte, a country bordering on Kansas, a statement showing the amount of land which one hand can cultivate, with the yield per acre, and the market price of the products at home. I have no hesitation in attesting its correctness.

Amount of land to hand and yield per acre.

Hemp—7 to 8 acres, 800 to 1200 pounds.

Corn—10 to 15 acres, 10 to 20 barrels.

Wheat—10 to 15 acres, 20 to 45 bushels.

Oats—10 to 15 acres, 30 to 50 “

VALUE OF PRODUCTS AT HOME.

Hemp 2½ tons at \$8 per ton,	\$200 00
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Corn—100 barrels at \$1 per barrel,	100 00
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Wheat—5 acres—100 bushels at 80 cents per bushel,	80 00
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Oats—5 acres—150 bushels at 30 cents per bushel,	45 00
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Total least yield at lowest prices,	<u>\$125 00</u>
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Hemp—4½ tons at 130 dollars per ton,	585 00
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Corn—300 barrels at 2 dollars per barrel,	600 00
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Wheat—5 acres—225 bushels at 1 dollar per bushel,	225 00
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Oats—5 acres—250 bushels at 40 cents per bushel,	<u>100 00</u>
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Greatest yield at highest prices,	\$1,510 00
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This will, doubtless, seem an extravagant estimate; yet the quotations of the markets will show that the maximum prices are less than the present market prices. Hemp has sold during the past season for \$150 per tun. Wheat is worth \$1,25 per bushel, and corn \$3 per barrel. The yield, too, is often greater than the highest. But it is not less true that the greatest yield and highest price are not often together. My object is rather to show the least yield and the lowest price.

To a distance of 150 miles west, the soil is but little, if any inferior to that of Missouri. Its great staples must be hemp and tobacco—\* \* \* I need hardly say that the grains and grasses will all succeed, where hemp and tobacco can be grown.

I have said that Kansas was not suited to the poor man; I only intended to refer to those who design to till the ground. [!!!] But to the poor mechanic it offers great inducements. To all carpenters especially, and to stone and brick masons it will give constant employment at high wages. The rudest beginner receives \$1,50 per day—good workmen, as journeymen, receive in regular employment from two to three dollars per day. Their expenses are light, the cost of living being low.”

To the preceding we would add, three of the best branches of business to engage in, are wool growing, stock raising, and dairy farming, for which purposes there probably is not to be found a superior region; and those who early embark in either, will in a few years realize large fortunes, as the fruits of their industry.

FENCING, &c.—To fence with rails will cost about eighty cents per rod; stone walls can be built for about one dollar and fifty cents per rod.

INDIANS.—From the Indians, the original and *rightful owners of the soil*, the Settler has nothing to fear, so long as in his intercourse with them, he squares his conduct by the Golden Rule. The poor Native has in times past suffered more, and now has far more to apprehend, from the white man, than the white man from him. Most of those with whom the settlers will come in contact, are in, what we call, a semi-civilized state; they are not roving, “wild Indians,” here to-day and there to-morrow, but have permanent locations, cultivate the soil, raise some cattle, sow and plant; and from them, on fair terms, the immigrants may obtain vegetables, fencing stuff, &c., &c.

SETTLEMENTS.—There are, at the present time, three settlements, under the auspices of the Company; viz. Lawrence, situated about fifty miles above the mouth of the Kansas river, lying south of it, and between it and the Wakarusa, — Topeka, of more recent date, situated on the Kansas river, about twenty-five miles above Lawrence, — and Osawattamie, in the Osage country. Other settlements will be made the present season. The Company neither persuades persons to go to, nor dissuades them from settling at, either; each has its advantages, each its peculiarities; and whatever might be the opinion of the Company, every individual would or ought to select the one or the other, or avoid all as his own interest dictates.

*The Company, it should be distinctly understood, is sending to KANZAS; it knows neither North, South, East, nor West, to the exclusion of the remainder; it is desirous of seeing the whole peopled with good men*



and true, who will maintain their own rights, and respect those of others; who, whilst they resolutely resist being encroached upon by the lawless and reckless, whencesoever they may come, will carefully refrain from committing unjust acts, or uttering harsh epithets against others, simply for a difference of opinion; who, save in extreme cases, will rely for victory upon the teachings of the Bible and Ballot-box, instead of the bottle and musket; discarding the bottle altogether, and reserving the musket as a dernier resort.

RELIGION AND EDUCATION.—At Lawrence there are several regularly constituted religious societies of various denominations. A free school is established there, in which the ordinary branches are taught, and measures are in train to found an Academy for instruction in the higher branches. An Athenæum has also been instituted; by members of which, discussions are regularly held, and lectures delivered. Connected with this Institution is a Public Library. Sunday School Libraries also exist there.

All of these means, for securing and elevating the mental, and moral condition of the community, will soon be in full operation at *Topeka*, and the other settlements of the Company.

*In behalf of each and all, the Secretary earnestly solicits contributions in money or books; the former he will endeavor judiciously to convert into books; of the latter, almost every one has more or less, which, having done their mission here, will still prove of exceeding value, for a similar purpose, in our new settlements. If the Secretary's efforts are approved and seconded by our friends here, he will be enabled to transmit to the Territory, by every Party, a package, the contents of which may prove of incalculable importance to our friends there.*

SIZE OF PARTIES.—Parties, for their own comfort and convenience, should not exceed one hundred persons; and *a larger number the Company does not advise to go at once*; neither is there a necessity for it, as at least weekly opportunities will be furnished. The capacity and accommodations of the Missouri river Boats

vary ; but a certain number can be well cared for ; and the Company discountenances any unreasonable crowding on board of those Boats ; it possesses not the magic power, as some unreasonably think, of enlarging the Boats' capacity to correspond with a Party's wants, or desires. The Agents therefore are enjoined against countenancing or permitting, so far as they can exercise a control, one over the proper number, from taking passage in any Boat ; if a contrary course be persisted in however, *it must be at the risk of those who will not be advised, and not on the responsibility of the Company.*

As however there will unquestionably be for some time a great rush, and Parties will be very large notwithstanding the advice of the Company, every one who goes must be content to submit to various inconveniences, more especially in the Boats and at the Houses of Entertainment where they may temporarily stop.

Those who go out early in the Spring will of course meet with more annoyance than those who leave later ; but, on the other hand, they will have a greater choice as regards location, and there will be more probability of their arriving in season to enjoy the right of exercising the glorious privileges of freemen, at the first election ; *a matter of great moment to them, and of vast moment to all who may subsequently become citizens of the Territory.*

TEMPORARY ORGANIZATIONS.—Parties are advised to pursue the course of those who went out last season, and form on the route, (whilst Steamboating it up from St. Louis, or previously,) some temporary organization for the benefit of all.

By doing this, and appointing committees to act for all, there will be little danger, of what many fear, that undue advantages will be taken of them by cattle and produce dealers at Kansas City and elsewhere. Should impositions be attempted, by deputing certain individuals of shrewdness and good judgment to go to the towns a little removed from the river borders and make the requisite purchases, sellers will soon find it for their



interest to deal justly and act uprightly ; and none but fair prices will be demanded. *In these cases, as in all others of doubt, take counsel of the Company's Agents, as your and their interests are not antagonistic.*

**MODES OF COMMUNICATION.**—All Letters sent to the care of Samuel C. Pomeroy, Esq., Kansas City, Mo., will be forwarded, as opportunities offer, to the individual's address. Those intended for Lawrence, K. T., may be addressed direct, as a Post Office has been established there. In cases requiring more speedy communication, advantage can be taken of the *Telegraph*, as an Office is established at Kansas City, by means of which intelligence may be speedily conveyed to, or received from, all prominent points throughout New England, the Western, Middle, and Southern States.

**COMPANY'S AID.**—To correct an error that extensively prevails, it is well to state, what may be inferred from our introductory remarks, that the Company furnishes *no direct pecuniary aid* to individuals. Its main objects are not eleemosynary or *charitable*, in the ordinary acceptation of the word,—but *philanthropic*. It has not the means to assist, nor, had it, could its officers devote the requisite time to investigating the merits of individual cases ; these must be left to the care of the local auxiliary Leagues, which are recommended, if they extend a helping hand, to *aid, not by gift, but by loan.*

The Company's means have been, and if continued to them, will be, employed to encourage the formation of settlements, and to advance the prosperity and promote the welfare of the various communities that may be established ; in a word, to make, as far and as fast as possible, each place, a settlement of freemen, by introducing such conveniences, founding and encouraging such institutions and establishments, as now characterize New England homes, and such as the true principles of Freedom and the pure spirit of Liberty invariably show are so essential to the perpetuity of good Governments, and prove absolutely requisite for securing and sustaining the greatest good of the greatest number.

*The Company deals with persons as constituting Communities; the Auxiliary Societies or local Leagues deal with them in their individual capacities.*

The importance of publishing these remarks as early as possible, prevents our replying to many other inquiries that have been made of us. For the present, at least, inquirers must therefore be referred for additional intelligence to the following authorities.

**SOURCES OF INFORMATION. NEWSPAPERS.** — Those who are desirous of procuring a large amount of information at a small expense, and of being kept posted up on Territorial affairs, should subscribe to the *Kansas Herald of Freedom*, published weekly at Lawrence, K. T.; the seven Numbers already issued contain a greater quantity of material of a practical character than is elsewhere to be found. By sending address and subscription, (\$2,) to the Secretary, the Paper will in due time be forwarded.

**Books.**—Rev. Edward E. Hale, of Worcester, Mass., has prepared a work entitled "*Kansas and Nebraska*," and Rev. C. Boynton, of Cincinnati, another, styled "*Journey through Kansas*;" both of these deserve a perusal. Price of each in paper covers, 50 cts, in cloth binding, 75 cts.

**MAPS.**—No satisfactory Map has yet appeared; neither can an accurate one be constructed until the Territory has been surveyed. A Map, which may answer for general purposes, although it presents many inaccuracies, has been published by J. H. Colton, New York; price 25 cents. Another one, which we have not seen, but judge to be at least as good, from the character of the gentleman by whom it was constructed, Lieut. S. Eastman, U. S. A., has been more recently issued by a Philadelphia house.

**PLANS.**—A Plan of Lawrence has been published from actual survey; price, mounted and varnished, \$1 25; in sheets, on drawing paper, 75 cents; on bank note paper, suitable for mailing, 50 cents.

Any of the preceding may be had by addressing the Secretary, postage paid, inclosing the price, (and if to be transmitted by mail, the amount of additional cost,) in current money or postage stamps.









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